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Building Committee Minutes 09-02-2003

TOWN OF ARLINGTON MINUTES REGULAR MEETING PERMANENT TOWN BUILDING COMMITTEE TUESDAY, SEPTEMBER 2, 2003

PRESENT: John Cole, Chair Robert Juusola
 William Shea, Vice Chair Suzanne Owayda (arrived 8:10 p.m.)
 Thomas Caccavaro John Sanchez
 Kathleen Donovan Charles Stretton

ABSENT: Nancy Galkowski

PARTICIPANT: Mark Miano, Acting Supervisor/Maintenance

CALL TO ORDER: 7:30 p.m.

PEIRCE UPDATE

- Mark Miano reported that the Maintenance Dept. has a proposal to cut the concrete/asphalt surrounding the school park for installation of the irrigation system. He said that the sleeves for the irrigation system were not installed by the contractor according to the original specifications. Out of the total amount that were supposed to have been installed, only two were done. Before the committee takes any action, the contractor will be contacted (Mr. Juusola will call S. Chaires) to determine what the town owns according to the contract.

- Punch List – Mr. Cole spoke to Stefan Chaires and Ralph Castagna today. According to Mr. Chaires, the last building walk-through was July 15th at which point he thought there was \$65,000 left on the monetized punch list and, of that, \$28,000 was electrical work tied up with Tinker Electrical. A new electrical engineer, Reynolds, has been hired. Orders will be placed soon for outstanding items.

- Two Open PCO's for RCN Box Planting & Fencing – According to Mr. Caccavaro, the Parks & Recreation Department has no knowledge of these change orders and will not support them.

BRACKETT UPDATE

- Mr. Miano has a proposal from the HVAC contractor for under \$8,000 to repair the rooftop compressor. This is the third compressor that has been installed and failed. Before proceeding with the work, Mr. Miano needs to be satisfied that they know why the unit has gone down for the third time.

Mr. Shea noted that the distributor said that the unit failed because the PTBC voted to specify Johnson Controls, and the low bidder was not certified to install Johnson Controls. Before the compressor is replaced, Mr. Shea (with the support of the PTBC who has authorized him to spend up to \$2,000) will contact a Johnson Controls expert through DRA in an effort to establish what the problem is with the unit. Mr. Miano will contact the contractor.

Because a crane will be brought on site to lift the unit, a schedule will have to be established to do the work.

HARDY UPDATE

- According to Mr. Cole, the mechanical engineer has not yet provided a set of specifications describing their proposed fees with regard to the noise remediation issue. Attorney Oatway has been asked to request that a specific schedule be forwarded to the PTBC.

- Ms. Donovan expressed concern about water leaks around the windows/lintels.

DALLIN UPDATE

- Two issues – 1. Contract, and 2. Completion of Documents
 - o Mr. Cole reported that there is an “impasse” as DRA will not do any more work until they have a signed contract. Mr. Cole spoke to Owen Beenhouwer of DRA who was willing to review the contract and have an informal meeting to see if contractual issues could be resolved. Mr. Beenhouwer will contact Mr. Cole with some dates for that meeting.
- The committee was informed that Paul Rittenberg of DRA had passed away.
- Ms. Donovan reported that cosmetic work (painting) had been done to the school by the parents and that new carpeting was installed.

STRATTON & THOMPSON UPDATE

- The contract with Design Partnership of Cambridge was to work through the schematic design phase of the Thompson & Stratton School projects. The architect was told to cease work at the end of that phase.

APPROVAL OF MEETING MINUTES

On a **Motion** by Ms. Donovan and seconded, it was VOTED to **approve PTBC Meeting Minutes for May 6, 20, June 3, and July 8, 2003.** VOTE: Unanimous

INVOICES

On a **Motion** by Mr. Shea and seconded by Ms. Donovan, it was VOTED to **approve Morisi & Oatway invoices in the matter of the Hardy School mediation:**

- o **#13512 – 7/25/03 - \$136.50**
 - o **#13609 – 8/25/03 - \$21.00**
- ROLL CALL VOTE: Unanimous

On a **Motion** by Mr. Shea and seconded, it was VOTED to **approve Conn, Kavanaugh, Rosenthal, Peisch & Ford invoices for legal matters related to the Dallin School contract:**

- o **#18898 – 6/16/03 - \$840.00**
 - o **#19254 – 7/15/03 - \$2,196.51**
 - o **#19659 – 8/19/03 - \$961.69**
- ROLL CALL VOTE: Unanimous

On a **Motion** by Ms. Donovan and seconded by Mr. Shea, it was VOTED to **approve Conn, Kavanaugh, Rosenthal, Peisch & Ford invoice #19658 in the amount of \$149.12 for legal matters relating to the Bishop and Hardy School projects.** ROLL CALL VOTE: Unanimous

On a **Motion** by Ms. Donovan and seconded by Mr. Shea, it was VOTED to **approve DRA invoice for expense reimbursement on the Peirce in the amount of \$237.05.** ROLL CALL VOTE: Unanimous

On a **Motion** by Ms. Donovan and seconded by Mr. Shea, it was VOTED to **approve the following Design Partnership of Cambridge Inc. invoices:**

- o **#23108 – Stratton School project – Reimbursable expenses for copying & plotting - \$1,252.24**
 - o **#23107 – Thompson School project – Reimbursable expenses for copying & plotting - \$352.09**
 - o **#23252 – Thompson School project – Reimbursable expenses for copying & plotting - \$71.11**
 - o **#23253 – Stratton School project – Reimbursable expenses for copying & plotting - \$69.33**
- ROLL CALL VOTE: Unanimous

On a **Motion** by Mr. Shea and seconded by Ms. Donovan, it was VOTED to **approve Design Partnership of Cambridge Inc. invoice #23304 in the amount of \$20,000.00 for the Thompson School project for the green schools grant feasibility study to be**

reimbursed to the town from the Mass. Technology Collaborative. ROLL CALL
VOTE: Unanimous

MEETING SCHEDULE

As soon as the PTBC has a contract from DRA, the committee will plan to meet.

ADJOURNMENT

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Marie Carroll